

## VIII. DESIGN GUIDELINES FOR NEW DEVELOPMENT

Accessibility of public sewer has generated interest in the development of previously undevelopable sites in Bowleys Quarters. Residents are not opposed to the development of additional single family detached homes. The community is, however, concerned that some new subdivisions may be of inferior quality, which in turn may undermine the property value of existing homes. To assure optimal quality, all new major subdivisions (3 or more lots) should meet the standards outlined below to the greatest extent possible.

1. Residential lots in all subdivisions should uphold the minimum area requirements of their respective zoning classification as specified in Section 1B02.3.C.1 of the Baltimore County Zoning Regulations.
2. Light posts should be of a traditional design.
3. Pedestrian walkways should be provided
4. Environmentally sensitive curbing/street edging should be provided.
5. Housing exteriors should be constructed of quality materials such as brick, stone, wood or premium vinyl.
6. Roofing should be constructed of quality materials such as architectural shingle. Subdivisions greater than fifteen units should provide usable open space. Such open space should provide amenities such as tot-lots, tennis courts or swimming pools.
7. Forestation requirements should be fulfilled within the site in question. If mitigation is required, the planting area should be within the Bowleys Quarters community.

8. All utilities should be buried.

Issue: Quality of new residential development

Action: Baltimore County should require that the above referenced standards be met to the greatest extent possible.